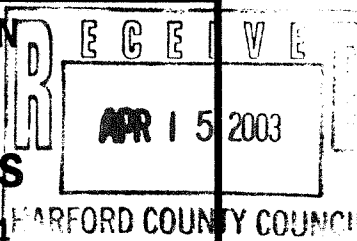


STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014



Case No. 5347
Date Filed 4/8/03
Hearing Date _____
Receipt _____
Fee \$450.00

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code _____

CASE 5347 MAP 57 TYPE Variance

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☐ Change/Extension of Non-Conforming Use
☐ Minor Area Variance
☐ Area Variance
☒ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

ELECTION DISTRICT 1 LOCATION 1004 Tamworth Road, Bel Air, Md. 21014

BY Thomas F. and Carol A. Brockmeyer

Appealed because a variance pursuant to Section 267-35B, Table III of the Harford County Code to allow an attached garage within the required 15 foot, total 35 foot side yard setback (proposed 7 foot, total 32 foot) in an RR District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Thomas F. Brockmeyer Phone Number 410-879-1992
Address 1004 Tamworth Rd Bel Air Md 21015
Street Number Street City State Zip Code

Co-Applicant Carol A. Brockmeyer Phone Number 410-879-1992
Address 1004 Tamworth Rd Bel Air Md 21015
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Hearing: 6/4/03

Land Description

Address and Location of Property 1004 Tamworth Road
Bel Air Md 21015

Subdivision Fairway Lot Number 53

Acreage/Lot Size .62 Election District 1 Zoning RR

Tax Map No. 57 Grid No. 1A Parcel 243 Water/Sewer: Private ☒ Public ☐

List ALL structures on property and current use: dwelling - residence, metal shed - empty &
will be removed

Estimated time required to present case: 15 minutes

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? no

Is this property located within the County's Chesapeake Bay Critical Area? Yes ☐ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes ☐ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes ☐ No ☒

Request

To build a 24' x 30' attached frame garage to be
used for personal vehicle parking only.

Justification

A garage would enhance the overall look of the property & provide close parking to the dwelling
for one of the owners who has an artificial leg. Most of the properties in the Fairway
neighborhood already have garages. To construct a detached garage, which would not require a variance
would require 2 trees to be removed, a great amount of excavating and a retaining wall constructed.
This would greatly change the topography of the rear yard & would also change the view for our
(continued on attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

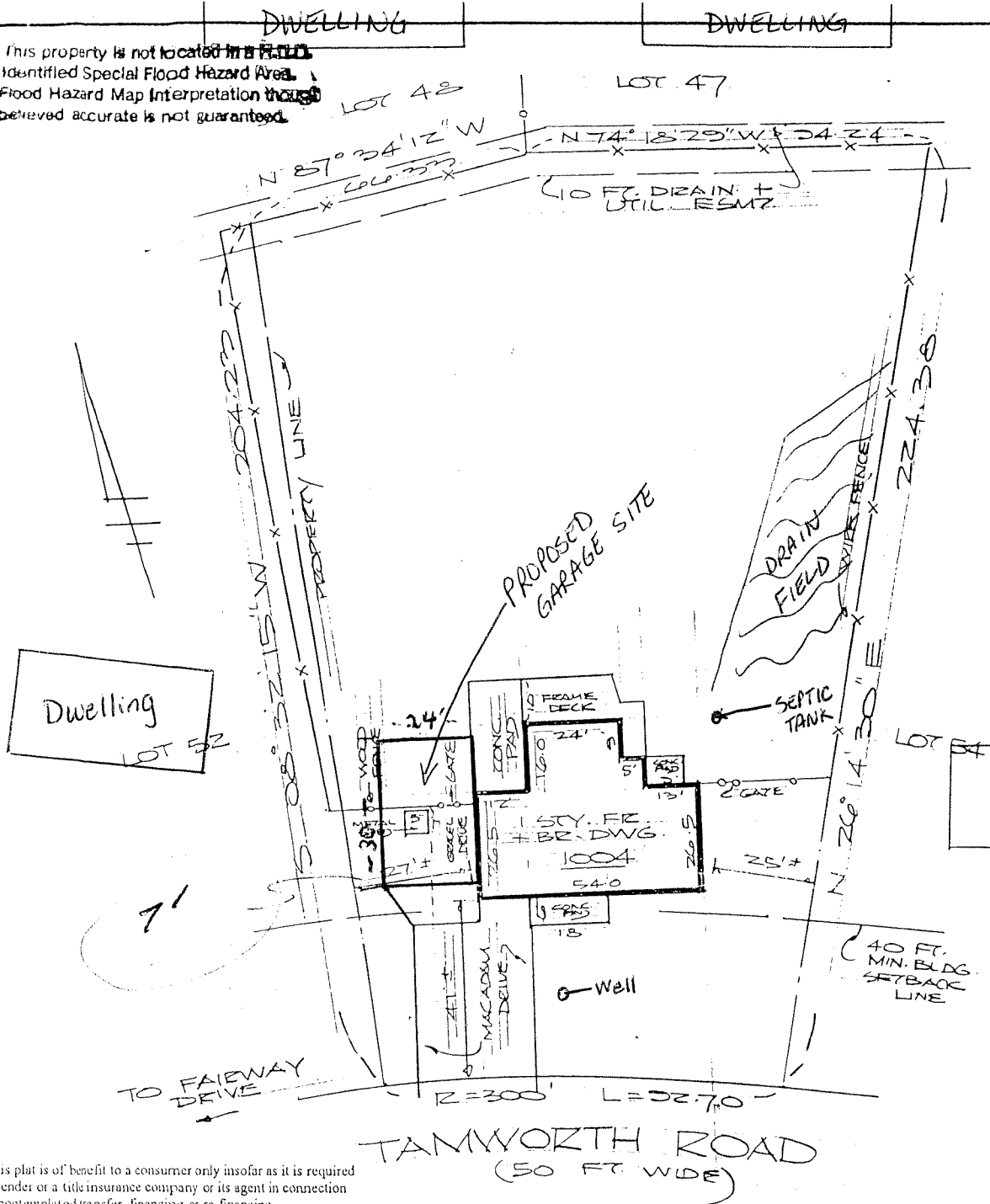
VARIANCE APPLICATION

THOMAS F. & CAROL A. BROCKMEYER
1004 TAMWORTH RD
BEL AIR MD 21015

Continued - JUSTIFICATION:

Neighbor, Mr. Charles Corson. We have spoken to Mr. Corson and he has no objections at all with us building an attached garage even though he knows we would be closer to our adjoining property line. He agrees that "we need a garage" and "whatever we want to do is fine with him".

This property is not located in a FEMA
Identified Special Flood Hazard Area.
Flood Hazard Map Interpretation though
deemed accurate is not guaranteed.



- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.

This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

Lot 53, Plat of Section III Revised,
FAIRWAY, Plat Book G.R.G. No. 21,

REG. NO. 135

All setback dimensions are + or - one foot unless otherwise noted.



LOCATION DRAWING
1004 TAMWORTH ROAD, HARFORD COUNTY, MARYLAND

OFFICE OF
MANK & KUNST
POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

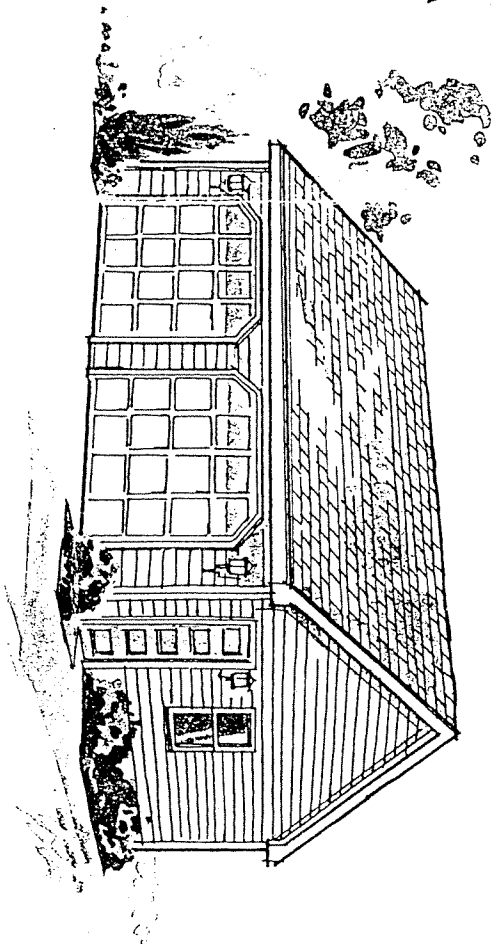
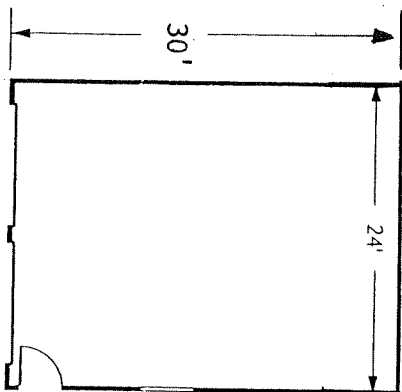
SCALE 1" = 30'

DATE
1/08/03

JOB NO.
97/03 D

24' x 30'
18-20' peak/loft

TWO-CAR GARAGE WITH WORK AREA



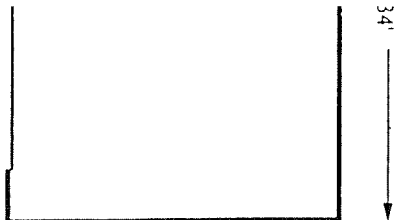
Ucando P2010

Price code B

This garage is designed to allow room for two cars with enough space at the back wall for a workbench or storage area. Its separate overhead panel doors offer an attractive facade. A side entrance allows easy access, while a window lets in light.

id double overhead
rage is designed to
e three vehicles.
e used as an apart-
or guest's quarters.

3'4"



DOUBLE GARAGE WITH WORKSHOP AND LOFT

